



## Board of Adjustment Case Report

City of Raleigh  
Department of City Planning  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2626  
[www.raleighnc.gov](http://www.raleighnc.gov)

**Case File:** A-35-17

**Property Address:** 8 Dixie Trail

**Property Owner:** Alfred and Clermont Ripley

**Project Contact:** Alfred and Clermont Ripley

**Nature of Case:** A request for a 2' side setback variance to legalize the existing detached house as well as a 1.6' side setback variance to expand the existing detached house vertically and to the rear pursuant to Section 2.2.1. of the Unified Development Ordinance which results in the existing 3' side setback for the existing detached house's building footprint and a 3.4' side setback for the expansion to the rear on a .16 acre property zoned Residential-6 and Special Residential Parking Overlay District and located at 8 Dixie Trail.



**8 Dixie Trail – Location Map**

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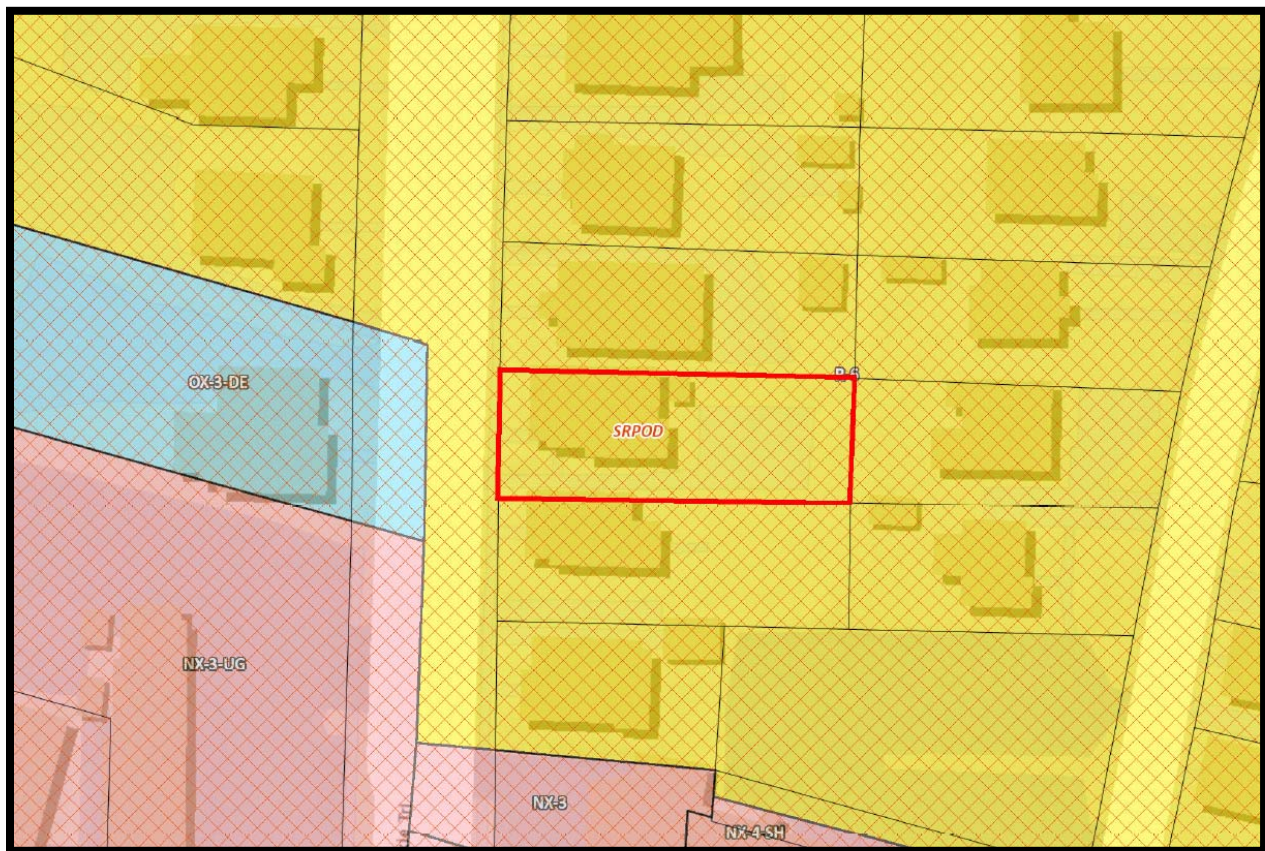
**To BOA:** 3-13-17

**Staff Coordinator:** Eric S. Hodge, AICP

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**ZONING**

**DISTRICTS:** Residential-6 and Special Residential Parking Overlay District



**8 Dixie Trail – Zoning Map**

**VARIANCE STANDARDS:** In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from

personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

**Zoning District Standards:** The subject property is zoned Residential-6 and Special Residential Parking Overlay District

**Lot Dimensions**

Area (min)	6,000 SF
Width – interior lot (min)	50
Width – corner lot (min)	65'
Depth -	80;'

<b><u>Yard Type</u></b>	<b><u>Minimum Setback</u></b>
Primary Street	10'
Side Street	10'
Side	5'
Sum of Sides	15'
Rear	20'



# Application for Variance



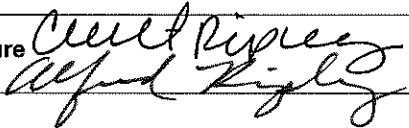

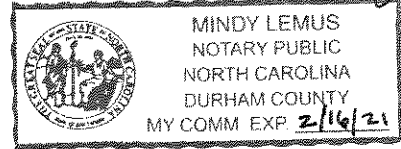
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DEPARTMENT OF  
CITY PLANNING

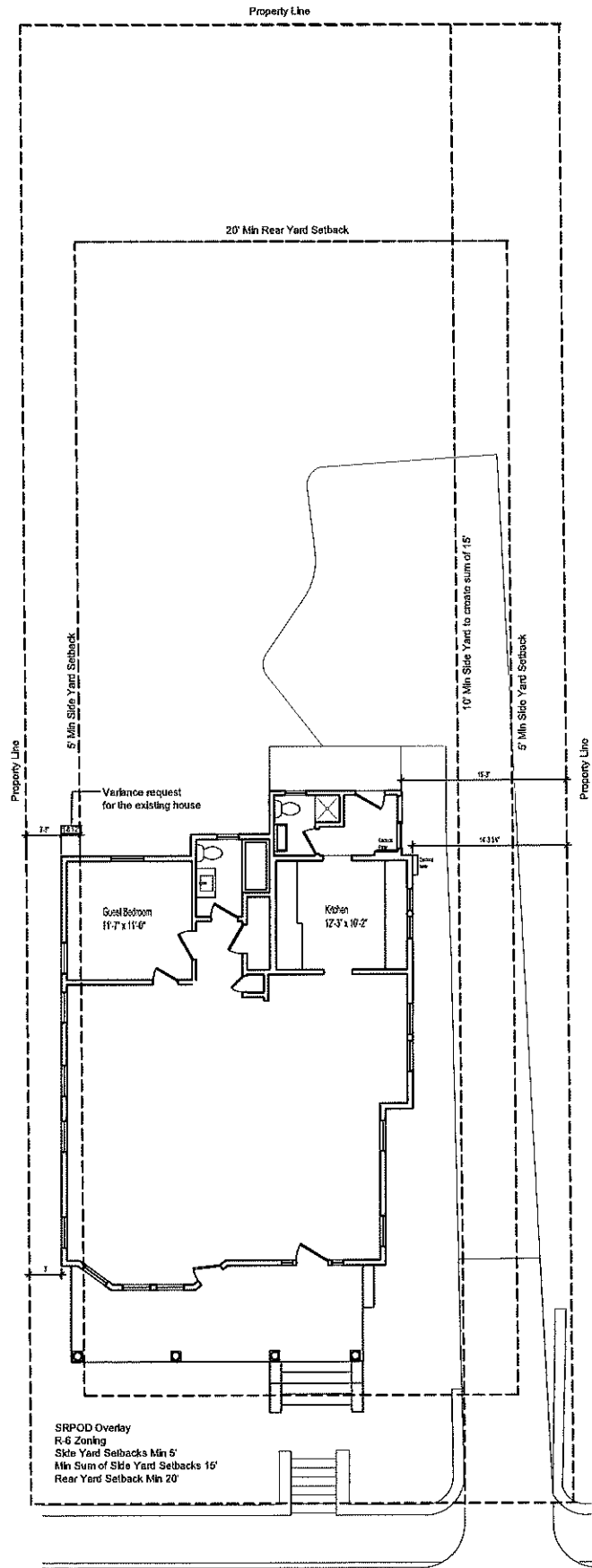


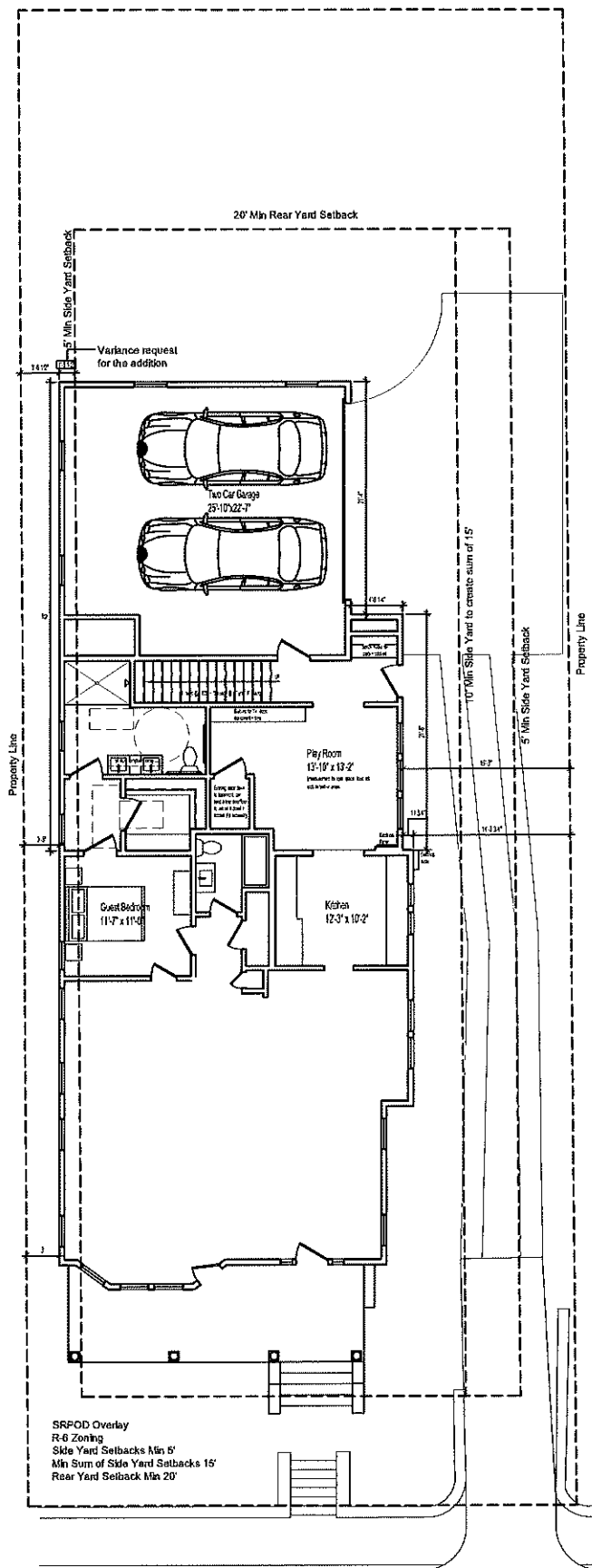
Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

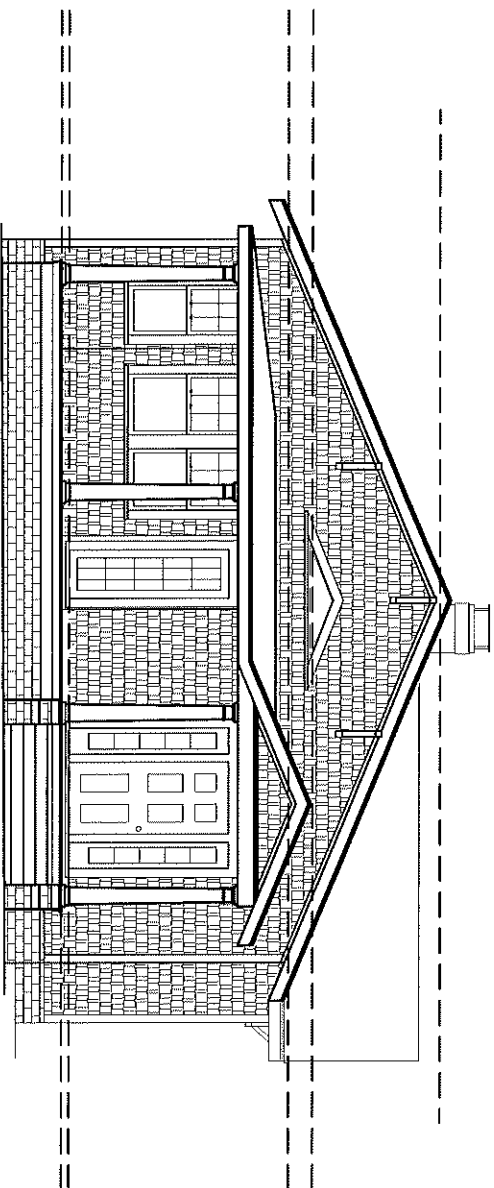
Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
Nature of variance request (if more space is needed, submit addendum on separate sheet): Alfred Ripley and Clermont <del>Fraser</del> <sup>Ripley</sup> are requesting a 1'-8 1/2" side yard setback variance for their existing 1935 house on Dixie Trail as well as a 1'-5 1/2" side yard setback variance for their proposed addition to the house.	Transaction Number  A-35-17
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.  Email discussion with Eric Hodge previous to submitting the application.	

GENERAL INFORMATION			
Property Address 8 Dixie Trail		Date 2/8/2017	
Property PIN 0794622730		Current Zoning R-6, SPROD	
Nearest Intersection Dixie Trail + Hillsborough St		Property size (in acres) 0.16 acres	
Property Owner Alfred Ripley + Clermont <del>Fraser</del> <sup>Ripley</sup>		Phone 919-274-8245	Fax
Owner's Mailing Address 8 Dixie Trail, Raleigh NC 27607		Email al@ncjustice.org + clermontfraser@yahoo.com	
Project Contact Person owners		Phone 919-274-8245	Fax
Contact Person's Mailing Address 8 Dixie Trail, Raleigh NC 27607		Email al@ncjustice.org + clermontfraser@yahoo.com	
Property Owner Signature 		Email al@ncjustice.org + clermontfraser@yahoo.com	
Notary  Sworn and subscribed before me this <u>9th</u> day of  <u>February</u> , 2017		Notary Signature and Seal  	







8 Dixie Trail - Existing Front Elevation

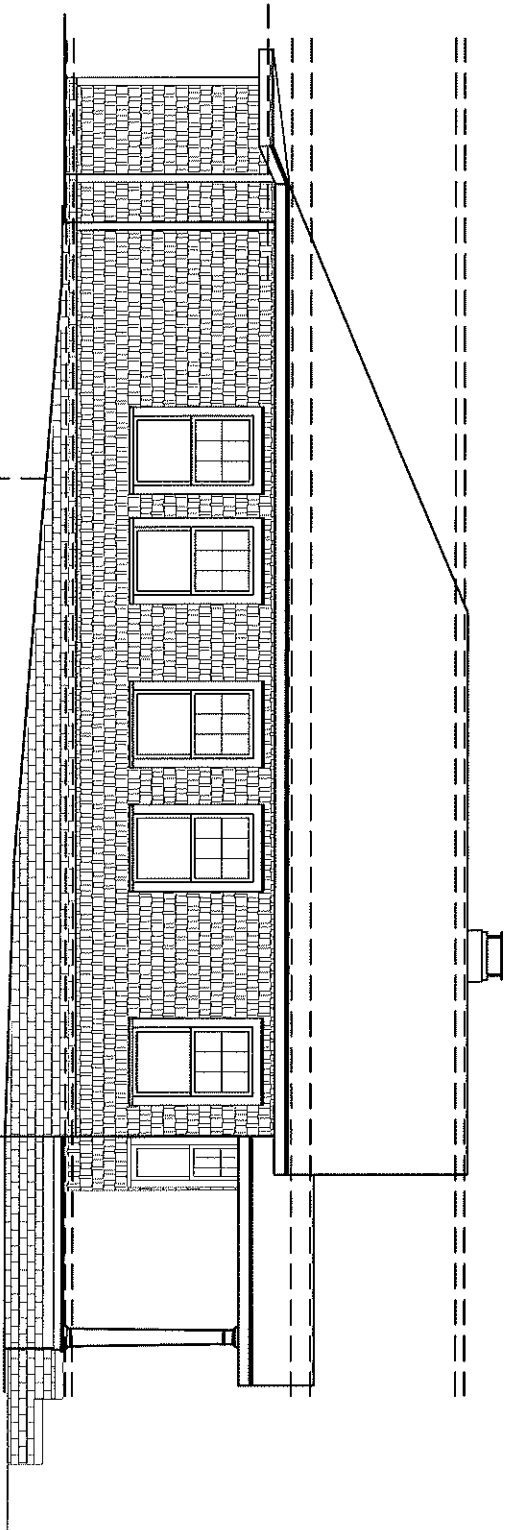
Scale - 1/8" = 1'-0"

PELL ST studio

Architect  
Ashley Hankel Morris  
306 Pail Street  
Raleigh, NC 27604  
919.686.0970







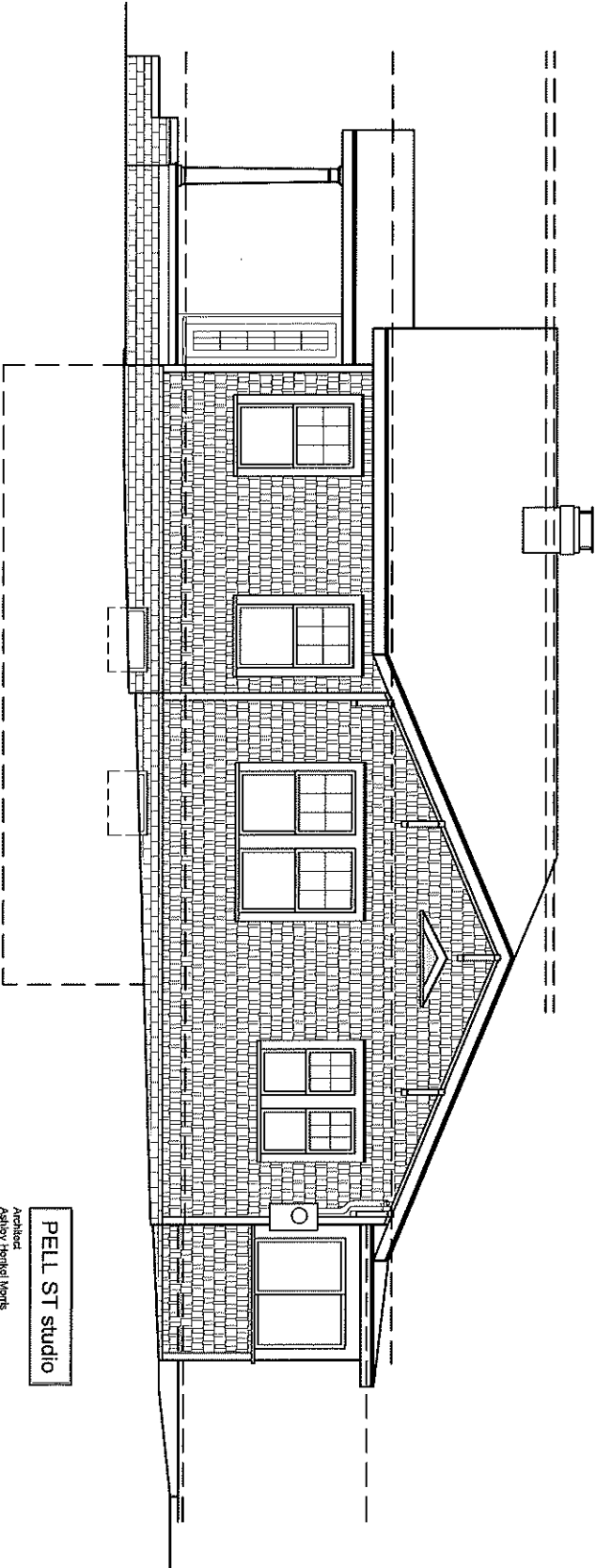
8 Dixie Trail - Existing Side Elevation

Scale - 1/8" = 1'-0"

PELL ST studio

Architect  
Ashley Henkel Morris  
308 Peel Street  
Durham, NC 27604  
919.685.5970

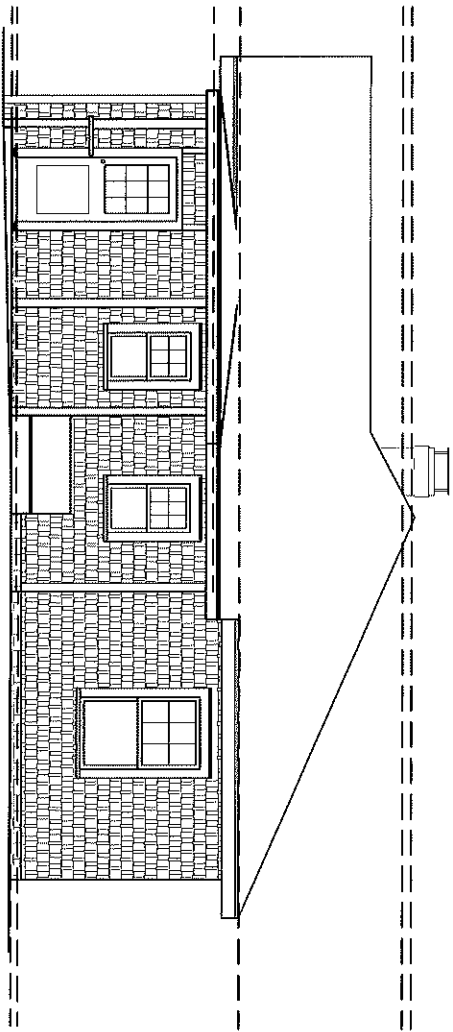




8 Dixie Trail - Existing Driveway Side Elevation  
Scale - 1/8" = 1'-0"

PELL ST studio  
Architect  
2000 Park Road  
306 Post Street  
Raleigh, NC 27604  
919.896.0970



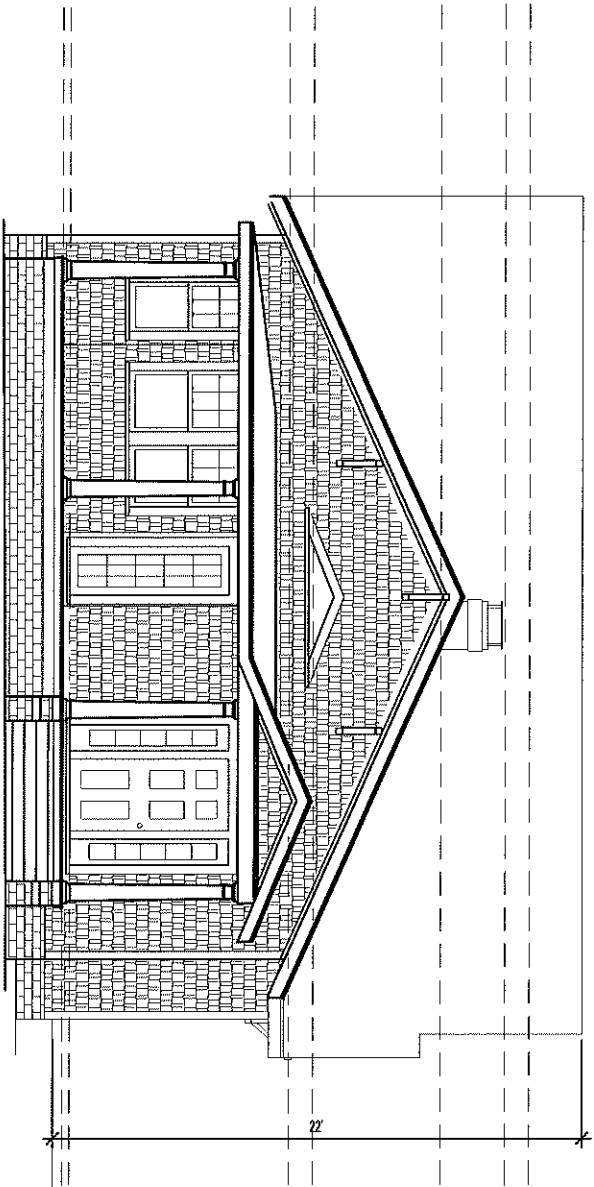


PELL ST studio

Architect  
Anthony Henkel Morris  
308 Pell Street  
Salem, NC 27604  
919.652.5973



8 Dixie Trail - Existing Rear Elevation  
Scale - 1/8" = 1'-0"

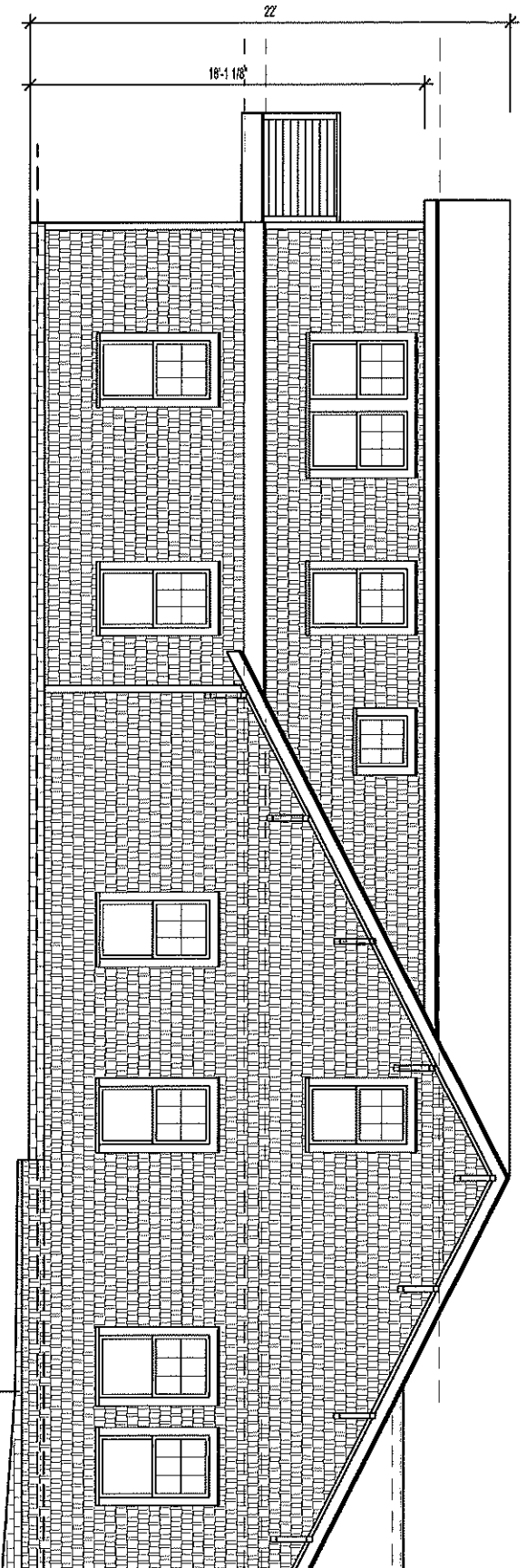


PELL ST studio

Architect  
Ashley Henkel Works  
2305 E. Main St.  
Raleigh, NC 27604  
519.666.0970

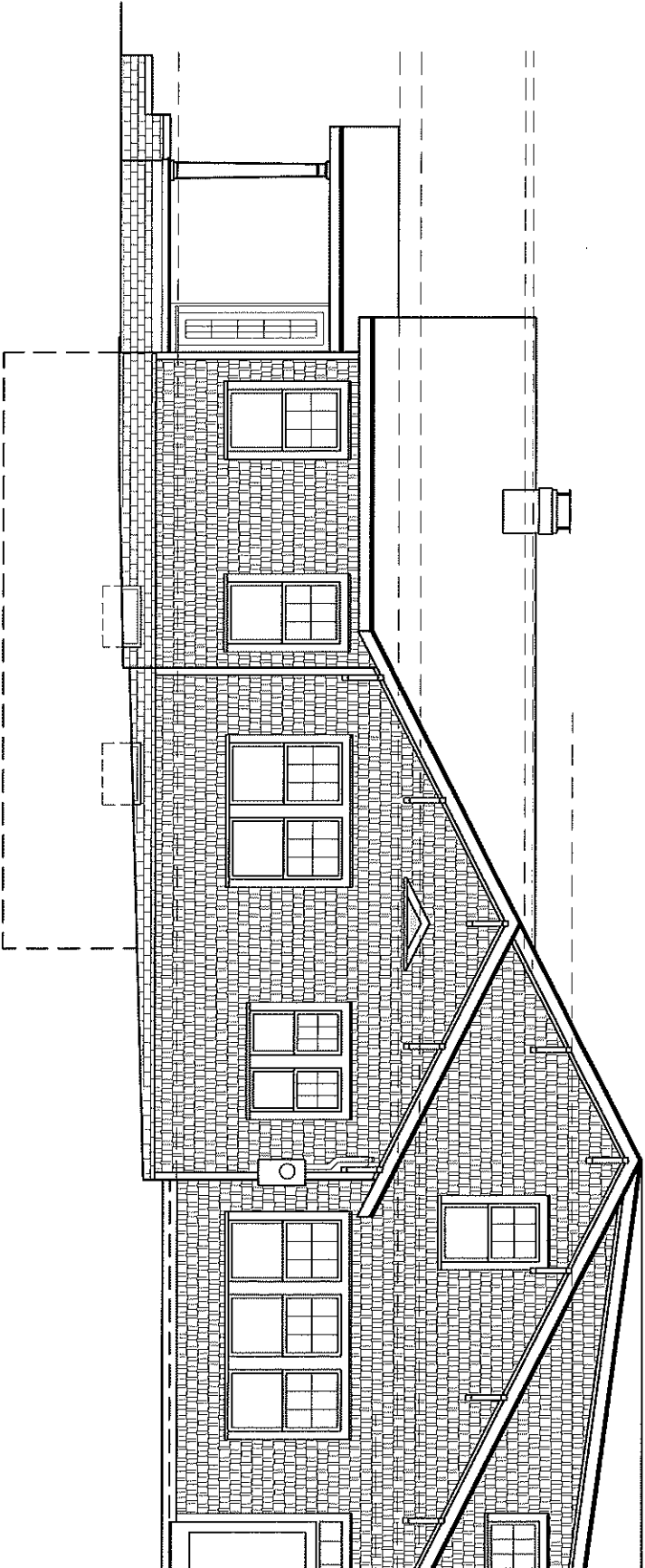
8 Dixie Trail - New Front Elevation  
Scale - 1/8" = 1'-0"





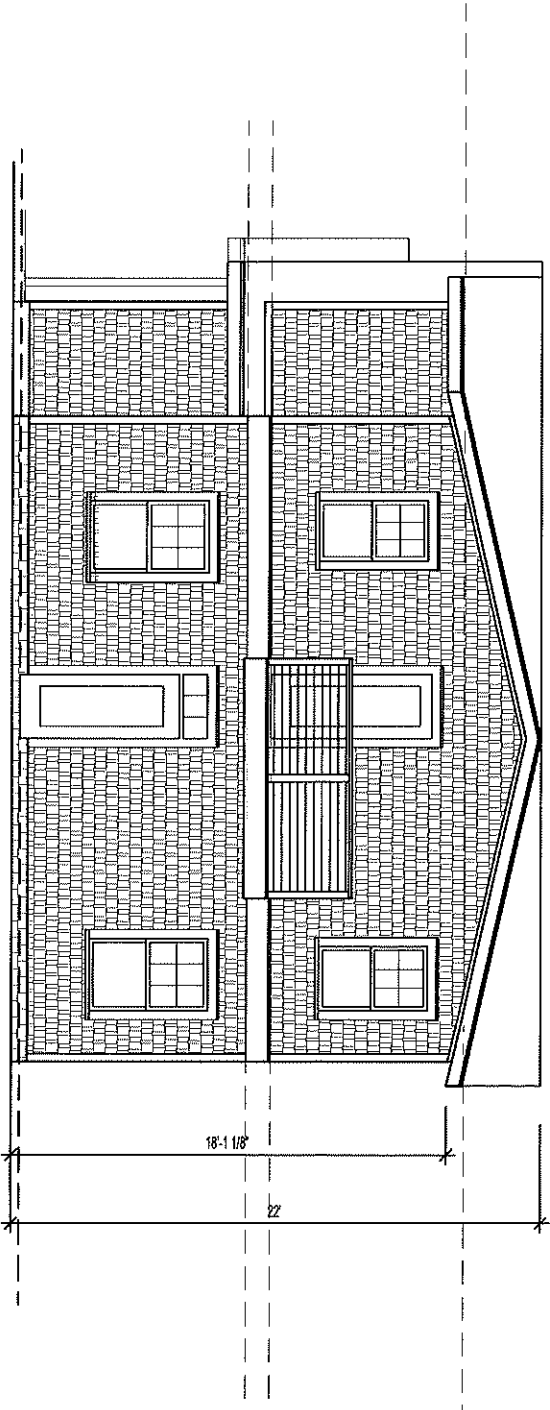
8 Dixie Trail - New Side Elevation

Scale - 1/8" = 1'-0"



8 Dixie Trail - New Driveway Side Elevation

Scale - 1/8" = 1'-0"



8 Dixie Trail - New Rear Elevation  
Scale - 1/8" = 1'-0"

PELL ST studio

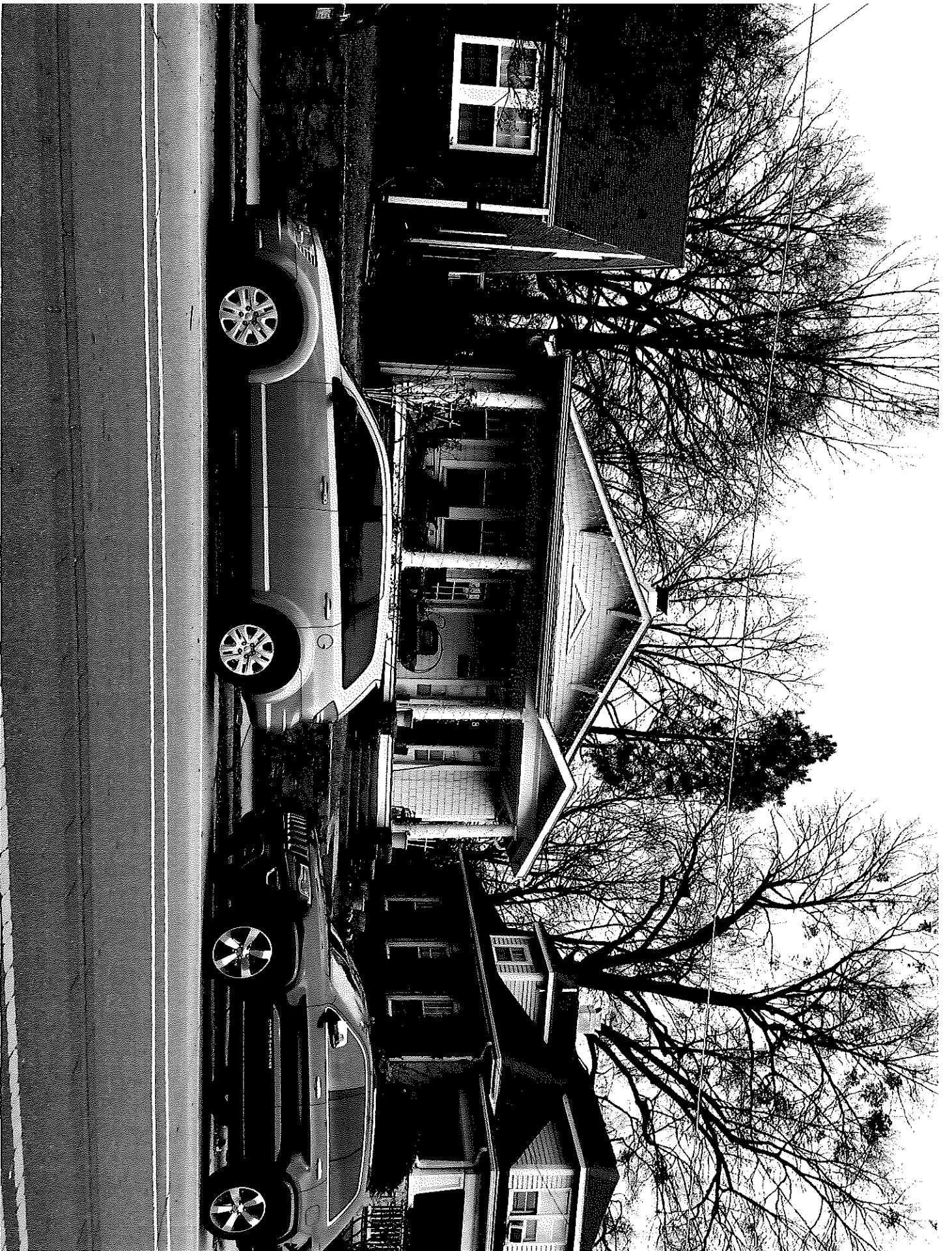
Architect  
Ashley Hensel North  
306 Pell Street  
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919.856.0970

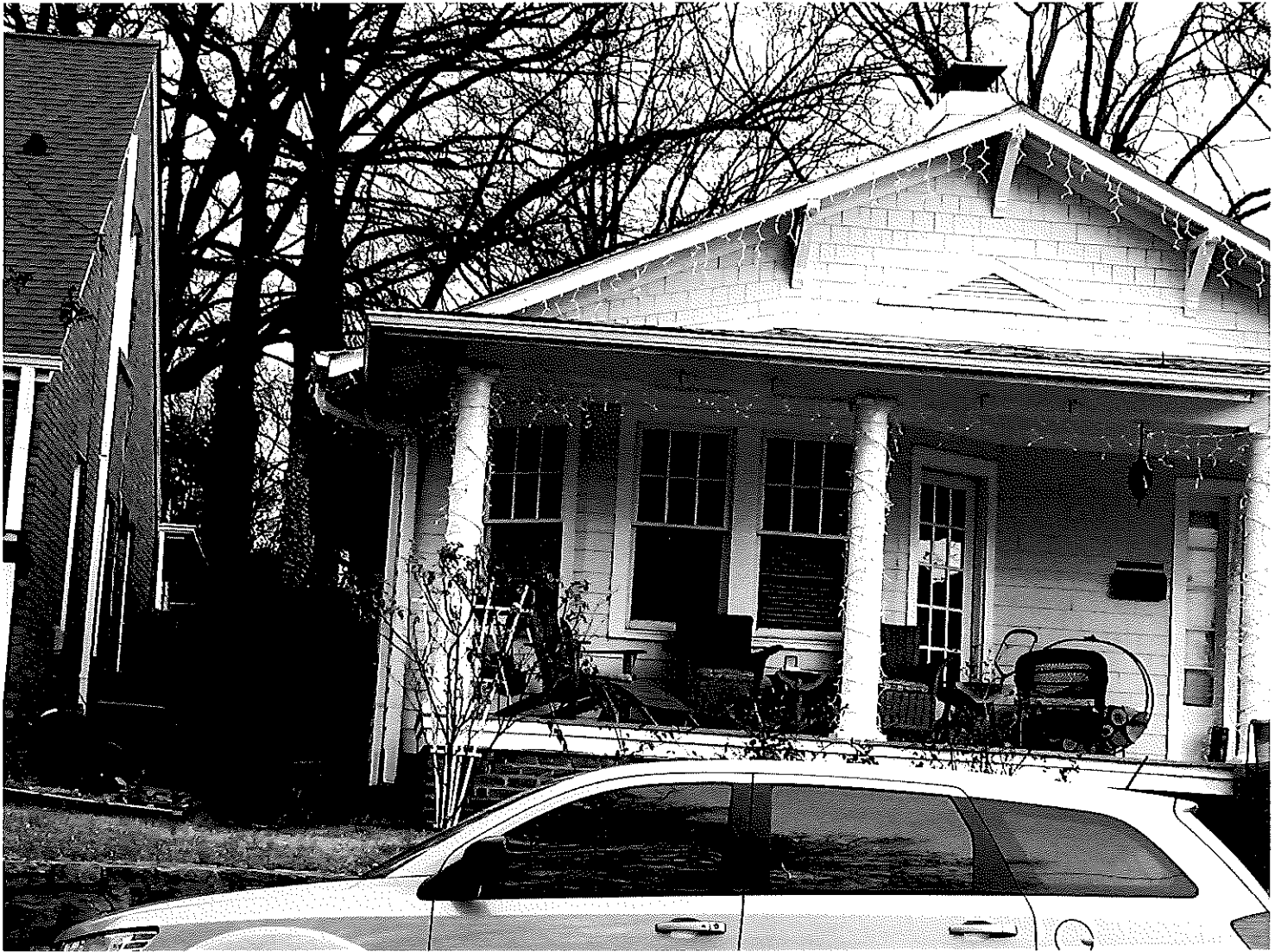
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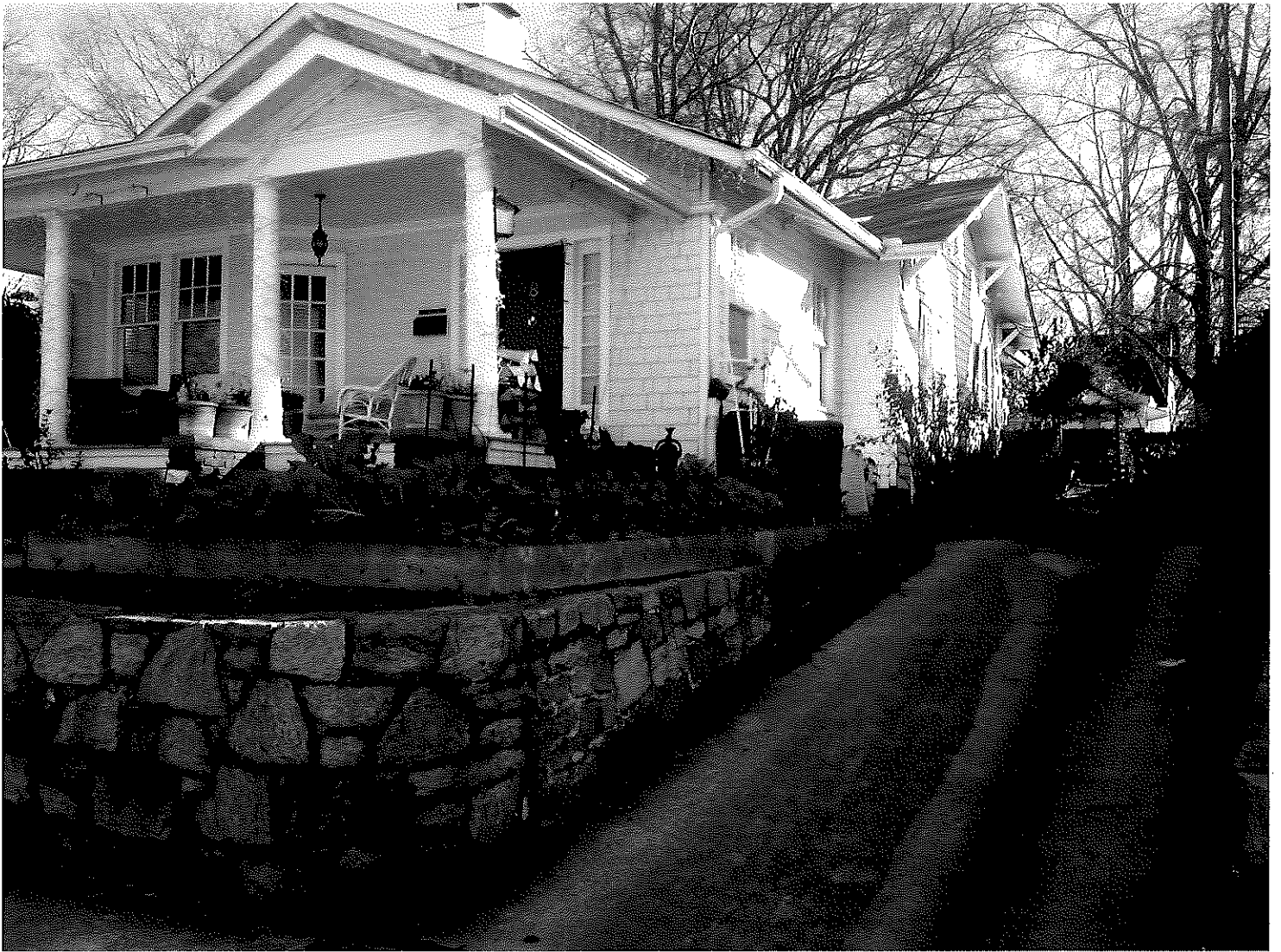
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1703845312  
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C/O ROBERT E SANDERS  
1107 S BLOODWORTH ST  
RALEIGH NC 27601-2611

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GARNER NC 27529-4542

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WAKE FOREST NC 27587-2729

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